GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Pithapuram Municipality – Change of Land use from College site & Green belt use to Residential use to an extent of Ac.4.24 cents (17159.00 sq.mts.) in R.S.No.616/1P at Uppada Road, Pithapuram as applied by Sri A. Suresh and 3 others of Pithapuram Municipality – Draft variation – Notification – Confirmation Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.177 **Dated:13.07.2016**

Read the following:-

1. From the DTCP, A.P., Hyderabad, Lr.Roc.No.2741/2014/R1, dated:17.03.2015.
2. Govt. Memo No.4206/H1/2015, Dt.30.06.2015.
3. From the DT&CP, AP., Hyderabad Lr.Roc.No.2714/2013/R1, dated:28.09.2015.
4. Govt. Memo No.4206/H1/2015, Dt.20.02.2016.
5. From the DT&CP, AP., Guntur Lr.Roc.No.2714/2014/R1, dated:11.05.2016.
6. Govt. Memo No.11411/I2/2012, dated:30.06.2012.
7. Govt. Memo No.4206/H1/2015, Dt.21.05.2016.
8. Andhra Pradesh Gazette No.224, dated: 25.05.2016
9. From the DT&CP, AP., Guntur Lr.Roc.No.2714/2014/R1, dated:29.06.2016.

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ORDER:

The draft variation to the land envisaged in Pithapuram General Town Planning Scheme, issued in reference 7th read above, was published in Extraordinary Andhra Pradesh Gazette No.224, Dt:25.05.2016. The Director of Town & Country Planning, AP, Guntur in the reference 9th read above has informed that the Commissioner, Pithapuram Municipality has published the draft variation notification in two Daily News papers i.e., one in The Hans India in English version and one in Andhra Jyothi in Telugu version. On publication of notification, no suggestions / objections received from the public within the stipulated time and the Director of Town & Country Planning has also stated that in the reference 5th read above, the Commissioner, Pithapuram Municipality has informed that the applicant has paid an amount of Rs.76,650/- towards conversion charges. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Hyderabad.
The Director of Town and Country Planning, AP, Guntur.
The Commissioner, Pithapuram Municipality, Pithapuram, E.G. District.
Copy to:
The individual through the Commissioner, Pithapuram Municipality, Pithapuram.
The Collector and District Magistrate, East Godavari District.

//FORWARDED :: BY :: ORDER //

SECTION OFFICER

(P.T.O.)

APPENDIX
NOTIFICATION

The following variation to the Pithapuram General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.254 MA., dated 12.07.2004, proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.S No.616/1 P to an extent of Ac. 4.24 cents in Pithapuram town, the boundaries of which shown in the schedule hereunder and which is earmarked for Public & Semi Public (College use), Green belt use in the General Town Planning Scheme (Master Plan) Pithapuram sanctioned in G.O.Ms.No.254 MA., dt.12.07.2004 is now designated for Residential use by variation of change of land use as per Master Plan and also based on the Council Resolution No.144, dated 27.11.2013 and as marked as "A to F, G to K" in the revised part proposed land use map bearing G.T.P.13/2016/R1 available in the Pithapuram Municipality, **subject to the following conditions that;**

1. The applicant shall obtain prior technical approval from the competent authority, as per G.O.Ms.No.168, MA, dt:07.04.2012 before taking up the development activity in the site under reference.
2. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Land of Sri Y.Panasa Ramulu and owners site falls in Residential area in Sy.No.617 (P).
East	:	Land of Sri R.Seethanna & M.Praveen in Sy.No.617 (P)
South	:	Existing Uppada road width varies from 79-0 to 82-0 (60-0 as per Master Plan)
West	:	Owners site falls in Residential area in Sy.No.616/1 (P)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER